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Teign View



Chagford 0.5 Miles, Exeter 21 Miles, A30  
4.5 Miles.

Offered with no chain, is this well appointed three storey, three bedroom residence with large garage/workshop, parking and garden.

- Sitting Room
- Kitchen/Dining Room
- Two First Floor Bedrooms And Bathroom
- Principle Bedroom With Dressing Area And En Suite Bathroom
- Gardens and Courtyard
- Parking And Garage/Workshop
- No Chain
- Freehold
- Council Tax Band D
- EPC Band C

Guide Price £385,000

#### SITUATION

Teign View is located in a delightful location, lying just outside the popular Dartmoor town of Chagford at Narrowbridge, situated just before the swimming pool overlooking the Teign Valley. The town square is approximately a 10 minute walk up the hill and there are an excellent range of day to day and specialist shops, churches, chapel, pubs, hotel and restaurant. Chagford has excellent leisure and sporting facilities including a popular open air swimming pool, cricket pitch, tennis and bowling club, and the town also has a primary school. From the town there is easy access to the A30 dual carriageway and to the Cathedral city of Exeter with its M5 motorway, mainline rail and international air connections. The town of Okehampton is also within easy travelling distance, again with a good range of shopping facilities including a Waitrose supermarket and expanding college. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits and the enjoyment of this unique environment.

#### DESCRIPTION

Teign View is a deceptively spacious mid terrace house attractively located on the edge of the popular Dartmoor town of Chagford. The property is believed to have been constructed around 1875 and then modified in 1987/88. The main original section, is believed to be of solid stone construction and rendered externally. Whilst the extension to the rear is believed to be of cavity blockwork, again rendered externally. Internally the property is well presented, with accommodation arranged over three floors and briefly comprising: an entrance porch, entrance hall, sitting room and large kitchen/dining room on the ground floor. To the first floor, there are two double bedrooms and a family bathroom, whilst on the second floor is the main principle bedroom suite, which includes a dressing area, walk in wardrobe and an en suite bathroom. Externally and immediately to the front and rear of the property there are small terraced areas, whilst just offset from the house is a generous enclosed lawned garden, as well as a garage/workshop and shared off-road parking areas. Teign View is offered with no ongoing chain and viewing is highly recommended.

#### ACCOMMODATION

ENTRANCE PORCH with windows to the front and side, tiled floor, mains gas boiler providing domestic hot water and servicing the radiators. Door to ENTRANCE HALL with door to the sitting room and ample coat hanging space. SITTING ROOM: Large window to the front elevation with window seat below. Granite fireplace with fitted 'Woodwarm' multi-fuel stove, slate hearth and timber mantle over. Door into the KITCHEN/DINING ROOM: fitted with a range of contrasting wall and base cupboards to two sides with worksurfaces over and inset one and a half bowl sink unit. Space and plumbing for a dishwasher and washing machine below. 'Indesit' freestanding mains gas cooker with tiled surrounds fitted into a former fireplace recess with extractor hood over. Space and point for a fridge/freezer, stripped oak board floor. DINING AREA: Space for dining table, window to rear and half glazed stable to the rear courtyard. A staircase from the kitchen opens to:

FIRST FLOOR LANDING with doors to Bedrooms 2, 3 and the family bathroom, further stairs leading to the second floor landing. Airing cupboard with hot water cylinder, electric immersion, range of slatted shelving and central heating and

hot water control panel. BEDROOM 2 A double bedroom with window to the front elevation. BEDROOM 3: A further double bedroom with window to the rear elevation. FAMILY BATHROOM: Grey tiled comprising panelled bath with mains fed shower over and tiled surrounds, WC and pedestal wash basin with mirror over.

SECOND FLOOR LANDING with window to one side and door into the PRINCIPLE BEDROOM SUITE A large split level double bedroom being dual aspect with windows to the front and side, DRESSING ROOM at one end with oak block flooring and TV point. The bedroom also benefits from recessed display shelving and an over stair storage unit including a blanket box. WALK IN WARDROBE fitted with shelving and hanging rail. EN SUITE BATHROOM: With partially tiled walls and matching white suite comprising, panelled bath with Velux window over; pedestal washbasin and WC. Heated towel rail.

#### OUTSIDE

Lying at the front and rear of the property, there are concrete terraces allowing lovely outside seating areas, whilst set off the path leading to the front door is a good sized enclosed garden which is bordered by mature hedging and fencing. Teign View also benefits from off road parking in a shared forecourt, as well as a large GARAGE/WORKSHOP: With electric up and over door, light and power connected and mezzanine room over.

#### SERVICES

Mains electricity, water and gas. Sewerage treatment plant drainage (installed 2019), shared with 6 properties. Last bill was £43.16 per household in May 2024.

Narrowbridge Maintenance of the general grounds: £20 per month contribution by each of the 6 households to pay for removal of leaves, general cleaning services, minor repairs within the grounds (total £240 / year per household).

Broadband Coverage: Superfast available upto 80mb (Ofcom)

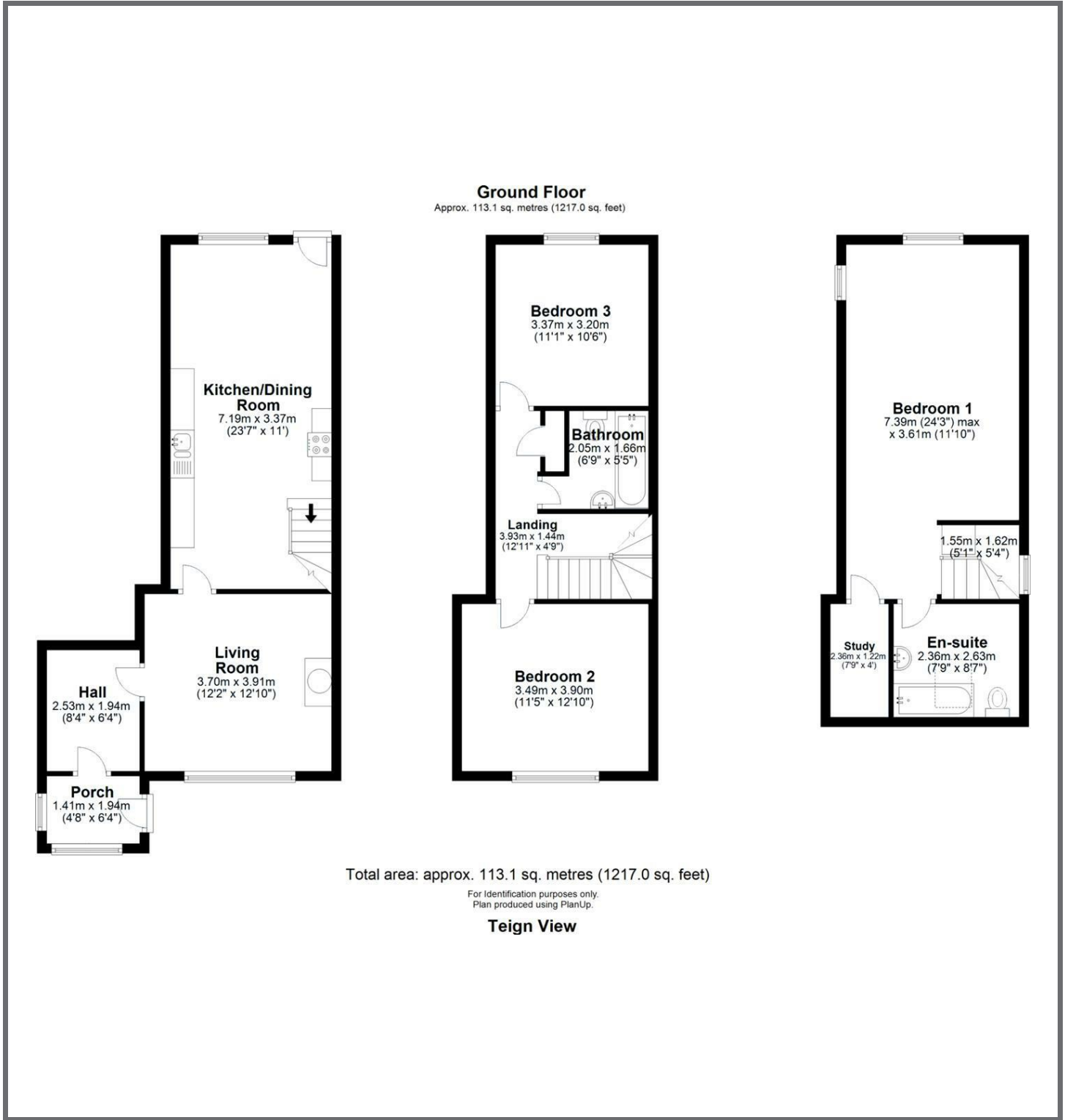
Mobile Coverage: Indoor available on 02. Limited indoors other suppliers, Outdoor coverage likely from all major providers.

#### DIRECTIONS

what3words hunter.merit.enrolling

For Sat Nav purposes the postcode is TQ13 8DA





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/91/EC	

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